



CLARKES SPRING

Tring, Hertfordshire HP23 5QL

**CLARKES SPRING
OFFERS IN EXCESS OF £850,000**

A deceptively spacious four bedroom detached home which has been extended and remodelled by the current owners and now offers over 1700sqft of beautifully presented contemporary accommodation for today's lifestyle.

This exceptional family home offers more than meets the eye. In fact, Over 1700sqft of accommodation with stylish bathrooms and large kitchen, dining & family room.

The resin coated shingle driveway is both practical and attractive and offers space to park three cars side by side. There is an E.V charger and gated access to the side leading to the rear. It's not until you step inside that you really get a sense of the style and space on offer. The entrance porch has underfloor heating and a vaulted ceiling with Velux windows, creating a warm and welcoming atmosphere. There are two walk-in storage cupboards, with convenient access to a partly boarded loft space. A glazed door leads through to the hall and w/c. The living room at the front features an elegant panelled wall with bookshelves, storage and space for the TV. The study (or playroom) can be accessed from the hall but also has a glazed door linking it to the dining area. Undoubtedly, the hub of this home is the wonderful open plan kitchen family room at the rear which measures some 28ft x 18ft and is beautifully fitted out with shaker style cabinets, incorporating various appliances and a double pantry cupboard, and a breakfast island with a wide induction hob. There's plenty of space for sofas and a large dining table and bi-fold doors open directly to the rear garden. A good size utility room adjoins the kitchen providing more storage, space for the washing machine and tumble dryer and a large Belfast sink.

Upstairs are four double bedrooms and a recently refitted family bathroom. The fully tiled en-suite to the principal bedroom is a delight. The rear garden is mainly laid to lawn with two patio areas for entertaining in the summer months. There is a timber shed too.

Clarkes Spring is a cul-de-sac of family homes, surrounded by countryside and within a two or three minute walk to the train station. The Grand Union Canal is just around the corner and Aldbury village is just a mile or so walk with tremendous country views. Tring has a wide variety of sports clubs to satisfy most interests along with the sports centre and swimming pool. The characterful High Street is filled with Victorian buildings where independent shops, boutiques and restaurants sit alongside well known High Street brands including Marks & Spencer and Costa Coffee. Schooling includes a variety of nursery and primary schools which feed Tring secondary School and private education is catered for with the renowned Tring School for the Performing Arts or Berkhamsted School just 5 miles away.

For commuters, Tring train station provides a frequent service to London Euston (approx. 38mins) and The A41 dual carriage way can be easily accessed at Tring and links the M1 and M25 motorways giving excellent road links across the country and to the London Airports.









- Four double bedrooms
- Stylish en-suite and family bathroom
- 28ft x 18ft kitchen/dining/family room with bi-folds
- Utility/boot room
- Spacious lounge and study/playroom
- Cul-de-sac within short walk of Tring train station
- One mile from Aldbury village
- Gas central heating and underfloor heating

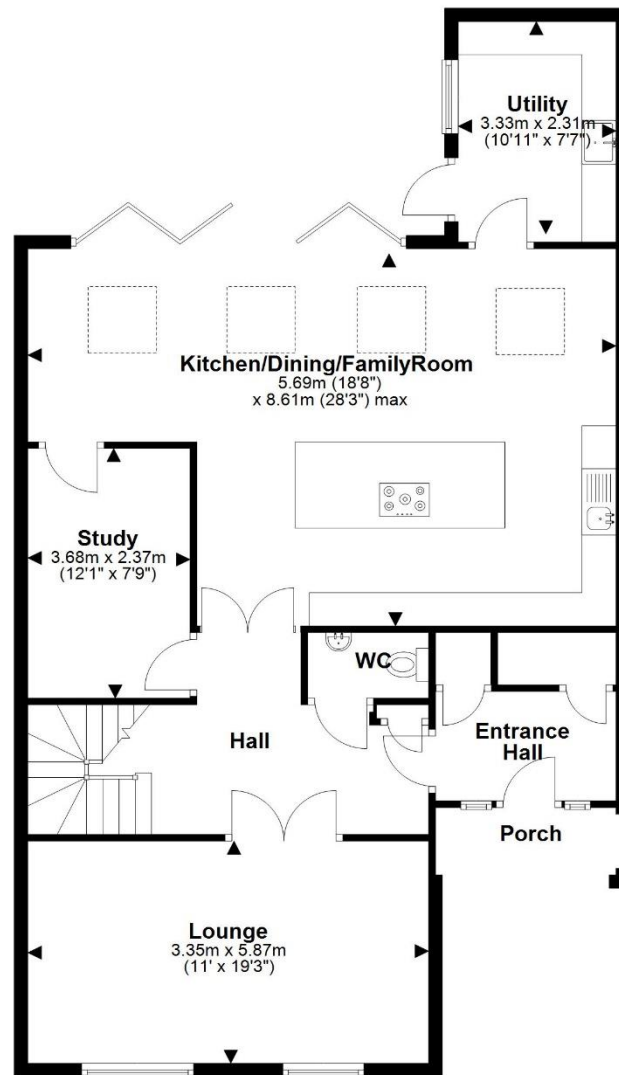






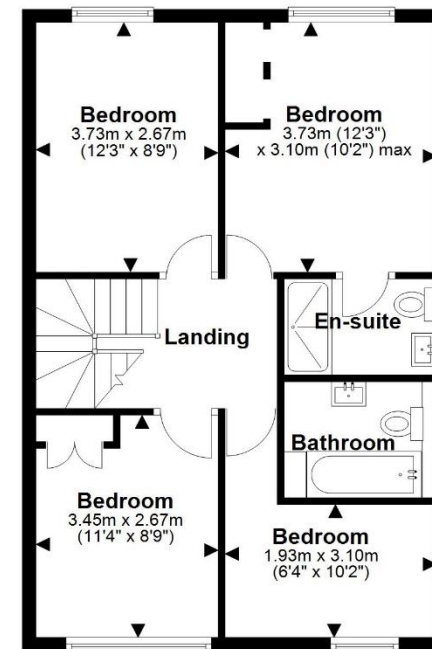
Ground Floor

Approx. 105.7 sq. metres (1137.4 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.5 sq. feet)



Total area: approx. 160.3 sq. metres (1725.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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EPC rating tba - Council tax band F